

READING

Unit 4 Turnhams Green
Business Park, RG31 4UH

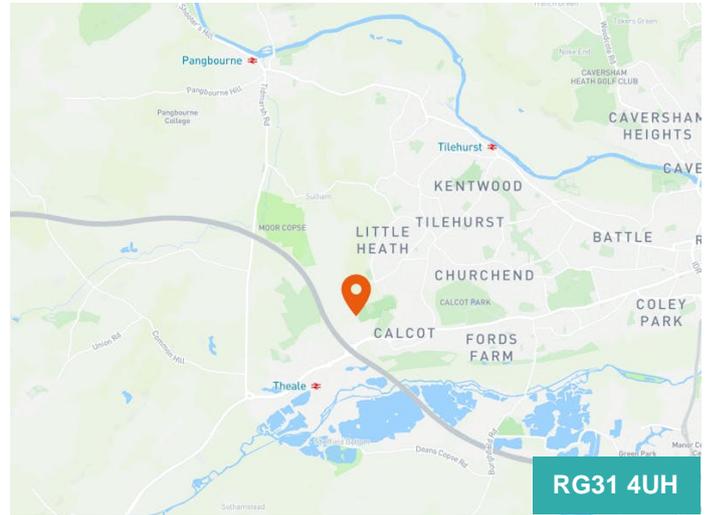


OFFICE TO LET

5,423 TO 10,858 SQ FT

- Fitted out space
- 46 Parking spaces
- High Quality W/Cs and showers
- Passenger Lift
- Cycle storage

**Unit 4 Turnhams Green provides fitted office space across 2 floors
of 5,400 sq ft**



Summary

Available Size	5,423 to 10,858 sq ft
Rent	£23 per sq ft Passing Rent
Rates Payable	£11.96 per sq ft
Rateable Value	£234,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£2.31 per sq ft
EPC Rating	C

Description

Unit 4 Turnhams Green provides excellent fitted out space across 2 floors of 5,400 sq ft. The suite is perfectly located on Turnhams Green business park with good amenities near by.

The site provides great parking across 46 spaces with a ratio of 1:240. The office also comes with showers, passenger lift and cycle storage.

Location

Unit 4 Turnhams Green is perfectly located on Turnhams green business park which is just a short distance away from Junction 12 of the M4.

The business park is also situated close to Sainsburys, Pincents, Manor Hotel, the Porsche headquarter and a large Ikea

Reading is also a large hub for rail networks, with easy access from Reading station to London Paddington, Oxford and anywhere along the Elizabeth Line. The nearest station is Theale station which provides direct services to London and Reading. There is also a coach link into Heathrow airport

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,435	504.93	Available
1st	5,423	503.81	Available
Total	10,858	1,008.74	



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